

BOARD OF APPEAL REFERRALS

October 5, 1978

1. Z-4234 Robert F. Evans
69 Arlington Street, Hyde Park
2. Z-4245 Esther G. Katz
7 Boardman Street, East Boston
3. Z-4249 Augustine Villarreal
17 Melrose Street, Boston
4. Z-4251-4252 Massachusetts Port Authority
117-119 Coleridge Street, East Boston
5. Z-4253 Myer Bernstein
32 Carlson Circle, West Roxbury
6. Z-4254 Mobil Oil Company
150 Friend Street, Boston
7. Z-4255 480 Boylston Street Realty Trust
480 Boylston Street, Boston
8. Z-4256 Philip Krupp
11-19 Temple Place, Boston
9. Z-4257 Garabet Horenian
54 Arborway, Jamaica Plain
10. Z-4258 Fitz Inn Auto Parks, Inc. (lessee)
230-246 Stuart and 66-72 Church Streets
11. Z-4280 David and Jack Spector, Trustees
55 Leo Birmingham Parkway, Brighton

MEMORANDUM

October 5, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT J. RYAN, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/17/78

Petition No. Z-4234
Robert F. Evans
69 Arlington Street, Hyde Park
near River Street

2½ story frame structure - single family (S-.5) district.

Purpose: Change occupancy from one family dwelling to two family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
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Section 8-7. Any dwelling converted for more families is forbidden in an S-.5 district.		
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Proposed conversion is consistent with the one and two family residential character of the neighborhood. Residents have no objection. Recommend approval with proviso.

VOTED: In reference to Petition Z-4234, brought by Robert F. Evans, 69 Arlington Street, Hyde Park, for a forbidden use for a change of occupancy from one family to two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that dwelling be owner-occupied.



Z-4234
69 ARLINGTON ST.
(H.P.)

Board of Appeal Referrals 10/5/78

Hearing: 10/17/78

Petition No. Z-4245
Esther G. Katz
7 Boardman Street, East Boston
near Saratoga Street

Two-story frame structure - local business (L-1) district.

Purpose: Change occupancy from two-family dwelling to storage of auto wheels and rims.

Violations:	<u>Required</u>	<u>Proposed</u>
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Section 8-7. Storage of auto wheels and rims is forbidden in an L-1 district.		
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Facility, existing for many years, provides storage space for adjacent tire service business. Little City Hall has no objection. Recommend approval with provisos.

VOTED: In reference to Petition Z-4245, brought by Esther G. Katz, 7 Boardman Street, East Boston, for a forbidden use for a change of occupancy from a two-family dwelling to storage of auto wheels and rims in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no exterior storage be allowed; that plans be submitted to the Authority for design review.

Board of Appeal Referrals 10/5/78

Hearing: 10/17/78

Petition No. Z-4249
Augustine Villarreal
17 Melrose Street, Boston
near Church Street

Three-story structure - apartment (H-2) district

Purpose: Legalize occupancy - three-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for open space is forbidden in an H-2 district.		
Section 17-1: Open space is insufficient	150 s.f.	60 s.f.

Three-family occupancy is consistent with existing neighborhood density.
Recommend approval.

VOTED: In reference to Petition Z-4249, brought by Augustine Villarreal, 17 Melrose Street, Boston, for a forbidden use and a variance to legalize occupancy as a three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Occupancy is consistent with existing neighborhood density.



17 MELROSE ST.
(B/P)

Z-4249

Board of Appeal Referrals 10/5/78

Hearing: 10/24/78

Petition No. Z-4251-Z-4252
Massachusetts Port Authority
117-119 Coleridge Street, East Boston
near Byron Street

14,300 square feet of land - residential (R-.5) district.

Purpose: Relocate two three-story three-family dwellings on-site; erect foundations.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Three-family dwellings are forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	7,150 s.f.
Section 14-3. Lot width is insufficient.	200 ft.	55 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	40 ft.

Buildings would be relocated from their present locations on Neptune Road. First phase of this community supported project was approved by the Authority in February and subsequently by the Board of Appeal. Violations will not have any adverse impact on the surrounding properties. Recommend approval.

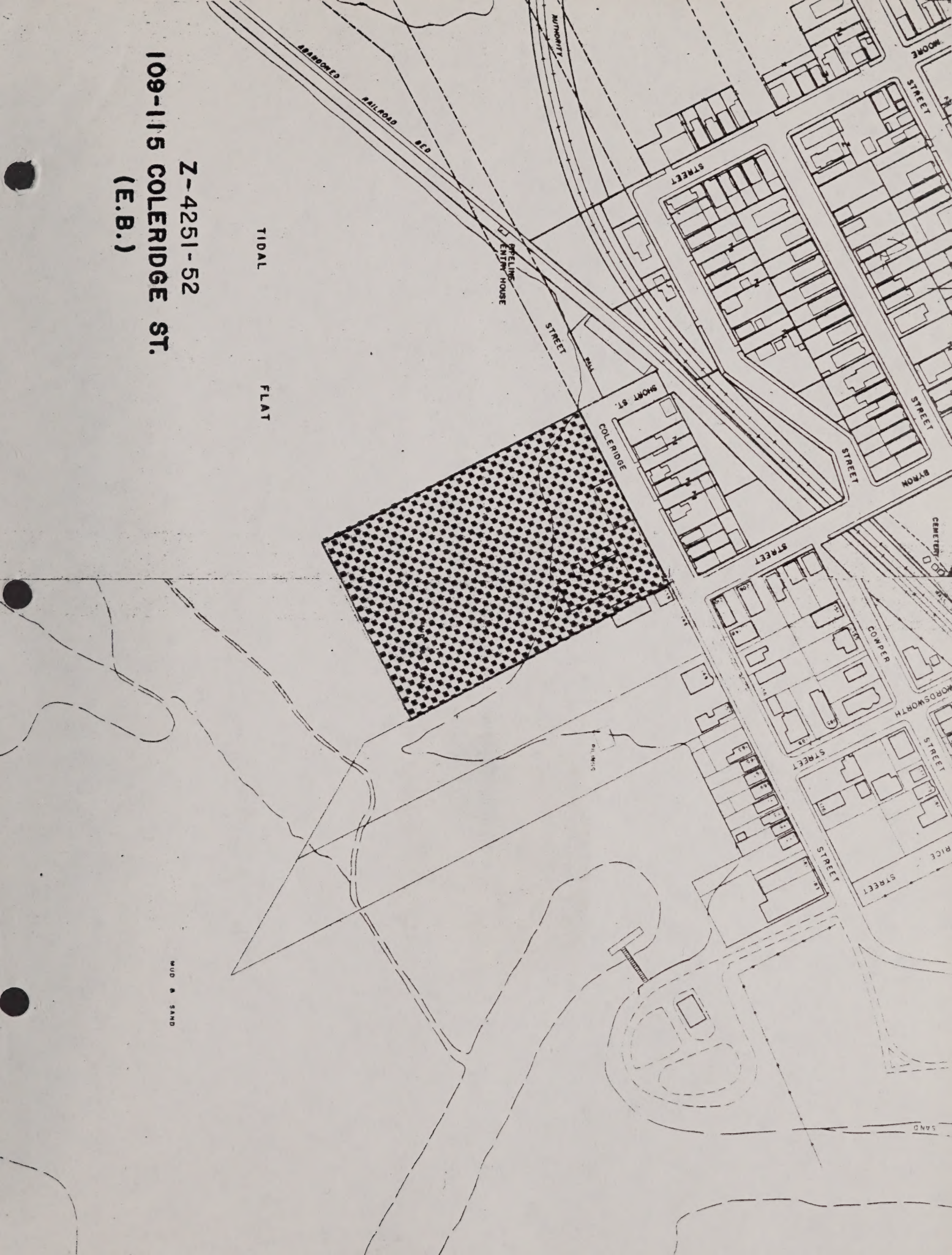
VOTED: In reference to Petitions Z-4251-4252, brought by Massachusetts Port Authority, 117-119 Coleridge Street, East Boston, for two forbidden uses and six variances to relocate two three-story three-family dwellings on site in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Violations will not have any adverse impact on the surrounding properties.

Z-4251-52
109-115 COLERIDGE ST.
(E.B.)

TIDAL

FLAT

MUD & SAND



Board of Appeal Referrals 10/5/78

Hearing: 10/24/78

Petition No. Z-4253
Myer Bernstein
32 Carlson Circle, West Roxbury
near Church Street

2½ story frame structure - single family (S-.5) district.

Purpose: Legalize addition to one family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	12 ft.	0
Section 20-1. Rear yard is insufficient.	40 ft.	32 ft.

Condition has existed over twenty years without adverse impact. Recommend approval.

VOTED: In reference to Petition Z-4253, brought by Myer Bernstein, 32 Carlson Circle, West Roxbury, for two variances to legalize a one story addition to a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Condition has existed over twenty years without adverse impact.

Board of Appeal Referrals 10/5/78

Hearing: 10/24/78

Petition No. Z-4254
Mobil Oil Company
150 Friend Street, Boston
at Market Street

Gas Service Station - manufacturing (M-4) district.

Purpose: Use premises for open air parking for fee.

Violations:

Required Proposed

Section 8-7. Parking lot is conditional in a
restricted parking district.

Service station would rent space to its customers. Recommend denial.

VOTED: In reference to petition Z-4254, brought by Mobil Oil Company, 150 Friend Street, Boston, for a conditional use for use of premises for open air parking for fee in a manufacturing (M-4) restricted parking district, the Boston Redevelopment Authority recommends denial because of the limitation of spaces in the parking freeze area.



REDEVELOPMENT

GOVERNMENT CENTER

Z-4254
150 FRIEND ST.
(B.P.)

Board of Appeal Referrals 10/5/78

Hearing: 11/7/78

Petition No. Z-4255
480 Boylston Street Realty Trust
480 Boylston Street, Boston
near Berkeley Street

Six-story structure - general business (B-8) district.

Purpose: Change occupancy from offices, school, retail stores to office, retail stores and two schools.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Trade, professional or other school is conditional in a B-8 district.		

Proposed addition of a bartending school will have little impact on the area. Neighborhood Association and Little City Hall have no objection.
Recommend approval.

VOTED: In reference to Petition Z-4255, brought by 480 Boylston Street Realty Trust, 480 Boylston Street, Boston for a conditional use for a change of occupancy from offices, school, retail stores, to office, retail stores and two schools in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. School will comply with conditional use requirements.



Z-4255
480 BOYLSTON ST.
(B.P.)

ARLINGTON

BERKELEY

CLARENDON

DARTMOUTH

BOYLEY

ST.

DARTMOUTH ST.

STUART

STREET

STREET

STREET

TRINITY PLACE

CLARENDON

TRINITY

STREET

NEWBURY

STREET

AVE

WALK

COMMONWEALTH

COPLEY SQUARE

BOSTON

AVENUE

STREET

AVENUE

STANHOPE

PLACE

STREET

MORRIS

ISABELLA

CORDES

1944-72
21 85

PROVIDENT
BANK
OF
BOSTON

ST. JAMES
CHURCH
OF THE
EVANGELICAL
LUTHERAN
COMMUNITY

CHURCH
OF THE
EVANGELICAL
LUTHERAN
COMMUNITY

AREA

AREA

STUART

STREET

AREA

PARKING
AREA

TRINITY
CHURCH
OF THE
EVANGELICAL
LUTHERAN
COMMUNITY

INSURANCE CO

AREA

TRINITY PLACE

CLARENDON

TRINITY

STREET

NEWBURY

STREET

AVE

WALK

COMMONWEALTH

COPLEY SQUARE

BOSTON

AVENUE

STREET

AVENUE

STANHOPE

PLACE

STREET

MORRIS

ISABELLA

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COMMUNITY

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STUART

STREET

AREA

PARKING
AREA

TRINITY
CHURCH
OF THE
EVANGELICAL
LUTHERAN
COMMUNITY

INSURANCE CO

AREA

TRINITY PLACE

CLARENDON

TRINITY

STREET

NEWBURY

8

Board of Appeal Referrals 10/5/78

Hearing: 11/7/78

Petition No. Z-4256
Philip Krupp
11-19 Temple Place, Boston
near Tremont Street

Five-story structure - general business (B-10) district.

Purpose: Change occupancy from retail store, clinic and offices to
retail stores, clinic, offices and electrolysis school.

Violations:

Required Proposed

Section 8-7. Electrolysis school is conditional
in a B-10 district.

Facility is consistent with and will have no impact on the Downtown
Commercial District. Recommend approval.

VOTED: In reference to Petition Z-4256, brought by Philip Krupp,
11-19 Temple Place, Boston, for a conditional use for a
change of occupancy from retail store, clinic and offices
to retail stores, clinic, offices and electrolysis school
in a general business (B-10) district, the Boston
Redevelopment Authority recommends approval. Facility is
consistent with and will have no impact on the Downtown
Commercial District.

Z-4256

11-19 TEMPLE PLACE

(B.P.)



Board of Appeal Referrals 10/5/78

Hearing: 11/7/78

Petition No. Z-4257
Garabet Horenian
54 Arborway, Jamaica Plain
near Centre Street

2½ story frame structure - single family (S-.5) district.

Purpose: Change occupancy from one family dwelling to one family dwelling and office of resident engineering consultant.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Accessory office is conditional in an S-.5 district.		

Proposed use is inappropriate, a commercial intrusion in a low density residential area. Neighborhood Association is opposed. Recommend denial.

VOTED: In reference to Petition Z-4257, brought by Garabet Horenian, 54 Arborway, Jamaica Plain, for a conditional use for a change of occupancy from one family dwelling to one family dwelling and office of resident engineering consultant in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed use is inappropriate, a commercial intrusion in a low density residential area. Neighborhood Association is opposed.



Z-4257
54 ARBORWAY
(J.P.)

ARNOLD

ARBORETUM

Board of Appeal Referrals 10/5/78

Hearing: 11/7/78

Petition No. Z-4258
Fitz Inn Auto Parks, Inc. (Lessee)
230-246 Stuart & 66-72 Church
Streets, Boston

Parking lot - general business (B-8) district.

Purpose: Increase capacity of parking lot for fee from 34 to 62 vehicles.

Violations:	<u>Required</u>	<u>Proposed</u>
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Section 8-6.	Extension of a conditional use requires Board of Appeal hearing.	
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Facility has been in existence since 1967. Traffic and Parking Commission approves increase of 28 vehicles. Air Pollution Control Commission issued freeze permit. Recommend approval.

VOTED: In reference to Petition Z-4258, brought by Fitz Inn Auto Parks, Inc., 230-246 Stuart and 66-72 Church Streets, Boston, for a conditional use to increase capacity of parking lot for fee from 34 to 62 vehicles in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. Facility has been in existence since 1967. Traffic and Parking Commission approves this increase.



MASSACHUSETTS PARKING AUTHORITY

BOSTON Z-4298 MON

230-246 STUART ST.

66-72 CHURCH ST.

(B.R.)

CENTRAL
BURIAL
GROUND

STREET

LA GRANGE

STREET

DORR

TREMONT

HOLLIS

COMMON

WARRENTON

STREET

STREET

PARKING
AREA

PARKING
AREA

PARKING
AREA

BROADWAY

STREET

STREET

STREET

STREET

STREET

STREET

SQUARE

PARK

ELIOT

AVENUE

CHURCH

COLUMBUS

ST.

STUART

STREET

HADASSAH WAY

STREET

GARDEN

PUBLIC

POND

ENTRANCE

CHARLES

ARLINGTON

20
AND

C-1

ST.

NEWBURY

ARLINGTON
STREET
CHURCH

BOSTON

PROVIDENCE

AVENUE

ST. JAMES

PARKING AREA

PARKING AREA

Board of Appeal Referrals 10/5/78

Hearing: 10/24/78

Petition No. Z-4280
David & Jack Spector, Trustees
55 Leo Birmingham Parkway, Brighton
at Soldiers Field Road

Two-story masonry structure - manufacturing (M-1) district.

Purpose: Subdivide lot.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	20 ft.	0

Subdivision will enable tenant of many years to purchase property. Rear yard deficiency is technical with no significant impact on this commercial area. Recommend approval.

VOTED: In reference to Petition Z-4280, brought by David and Jack Spector, Trustees, 55 Leo Birmingham Parkway, Brighton, for a variance to subdivide lot in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Rear yard deficiency is technical with no significant impact on this commercial area.



PANEL BUILDING
BOSTON
HOUSING
200.4
AUTHORITY

Z-4280
55 LEO BIRMINGHAM PKWY
(BRI.)

PORTSMOUTH STREET
PLAYGROUND

